

# Artisan at Rangeview



*New Retail Development in Rangeview  
Now Available For Lease!*

# THE DETAILS

## Area

114: Fenyk Coffee  
110: 989 sf  
106: 1,637 sf  
102: 1,641 sf  
098: 1,638 sf  
094: 1,615 sf  
090: 838 sf

## Rate

Market

## Additional Rent

\$18.50 (2026)

## Term

10 Years

## Availability

August 1, 2026

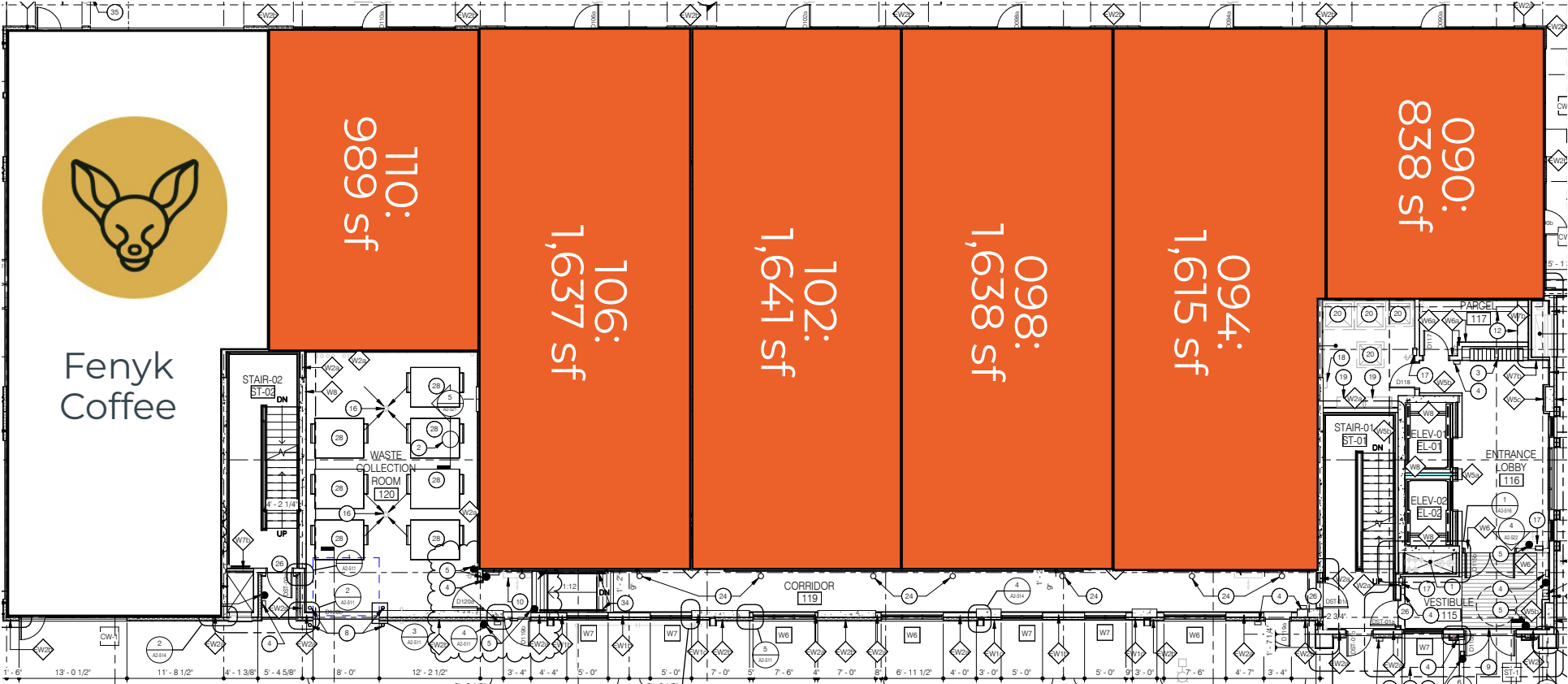
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# SNAPSHOT

- Opportunity to establish an early presence within a rapidly expanding and underserved retail trade area.
- Located within Deveraux's flagship mixed-use community, featuring 439 premium rental suites across seven residential buildings.
- Excellent regional access with immediate connectivity to Stoney Trail, Deerfoot Trail and Seton Boulevard.

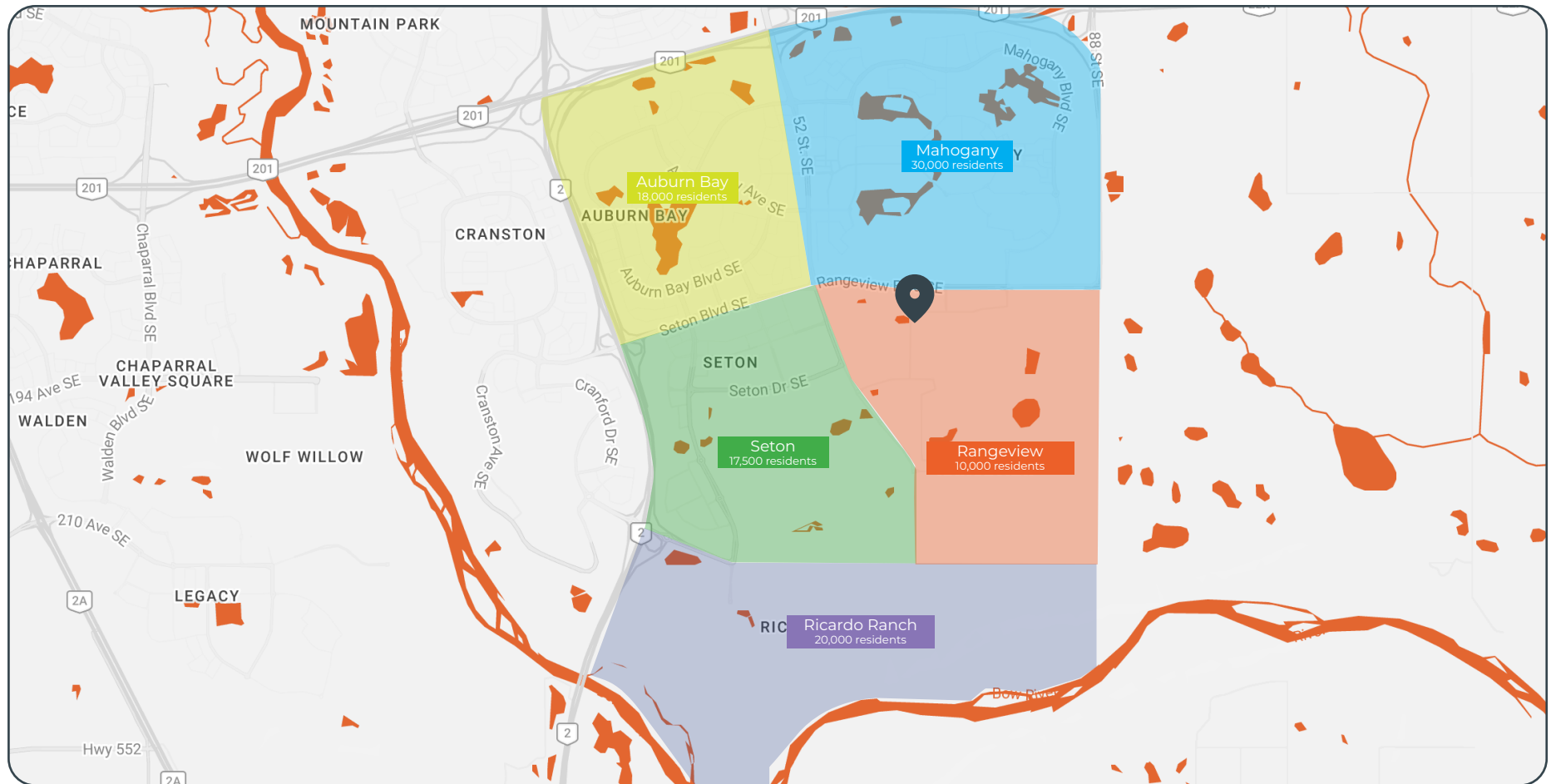


# SITE PLAN



- Leased
- Available
- Under Offer

# POSITIONED FOR GROWTH



# ABOUT THE DEVELOPER



*The Deveraux Group of Companies began with a bold vision: to build multi-family communities that raise the bar in property development and management. Today, that vision drives everything they do. Deveraux is committed to continuous improvement, smart growth, exceptional service, and creating lasting value for their residents, investors, employees, and the communities they serve.*

*With a portfolio exceeding \$2.5 billion in value, the Deveraux Group of Companies funds, designs, builds, and manages Class A apartment communities in prime locations. Through forward-thinking investments and strategic partnerships, they've cultivated a robust pipeline of new multi-family projects—driving growth, innovation, and opportunity in every market they enter.*



Podium Apartments



Heritage-MacLeod

*Built for more.*

[deveraux.ca](https://deveraux.ca)

# THE OPPORTUNITY



124,848  
Total Current Population



15,933  
Vehicles Per Day  
Rangeview Blvd. SE



\$132,367  
Median Household \$



40,848  
Total Current Households

# BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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